

Bldg. D

31,200 SF

Divisible to 14,860 SF

*Free-standing SE Building with
XX,XXX SF of Fenced Yard*



- Helix -

New Construction in Meridian Submarket
Intersection of S. Peoria St. & Aviator Way



PROPERTY INFORMATION

Build-to-Suit Opportunity

- **Site Size:** Approximately 4.19 Acres
- **Parking:** 1.9 : 1000
- **Sprinkler:** ESFR
- **Power:** 277/480V 3 Phase, 4 Wire Service
(Empty Conduit is sufficient to support up to 5000 AMP from Main Line)
- **Zoning:** Industrial/Commercial
- **Lease Rate:** TBD
- **City:** Meridian Business Center
- **County:** Unincorporated Douglas County

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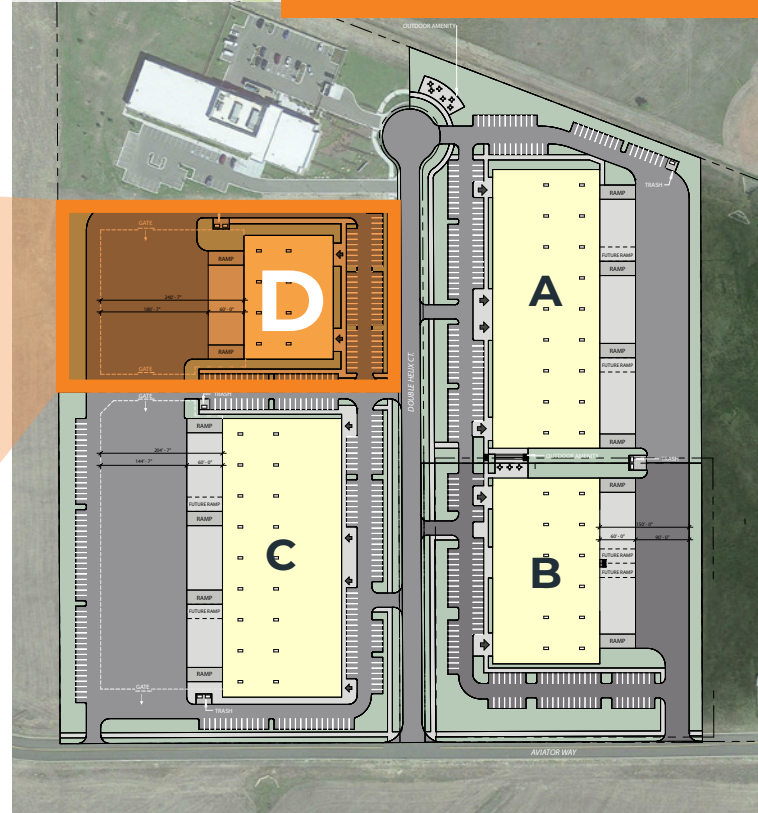
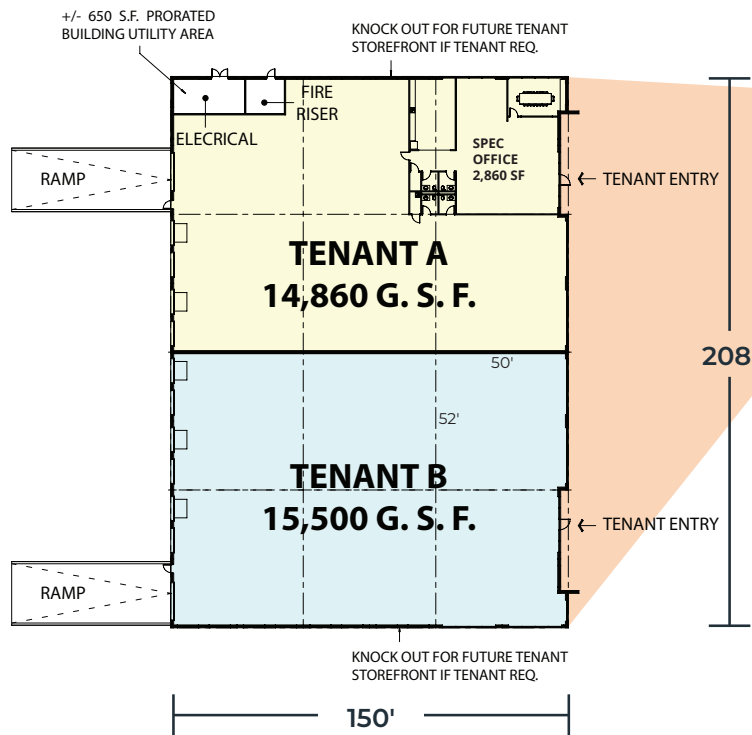
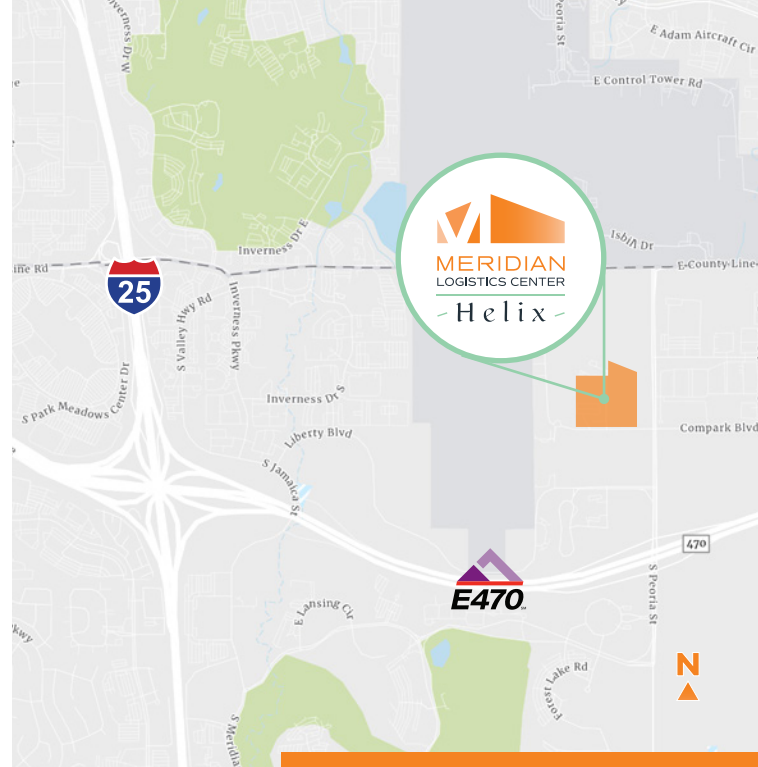


BUILDING D

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HIGHLIGHTS:

- Building Size: 31,200 SF
- Minimum Divisible to 14,800 SF
- Spec Office Suite
- Clear Height: 24'
- 2 Drive In Doors (14' × 16')
- 10 Dock Doors (9' × 10')
- 52' Column Spacing
- 240' Truck Court Depth



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